

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:00 P.M. - 6:30 P.M.
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

APRIL 19, 2010

I. MEETING WITH STAFF

II. Informational/Public Hearing

Case 1
File Number: E-052-09-10
Case Type: Special Permit - Renewal
Applicant: Omar Suro, La Copa Ultra Lounge
Address: 235 W. Ridge Road
Zoning District: C-3 Regional Destination District
Quadrant: Northwest
Section of Code: 120-51F; 120-192
Purpose: To continue live entertainment at “La Copa Ultra Lounge”; an action requiring Planning Commission approval.
SEQR: Type II

Case 2
File Number: E-053-09-10
Case Type: Special Permit - Renewal
Applicant: Mohamed Saleh, Ballers Clothing
Address: 599 Chili Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: Southwest
Section of Code: 120-191B; 120-192
Purpose: To continue operating a clothing and footwear store “Ballers” Sunday-Thursday 9:00 am to 9:00 pm and Friday and Saturday 9:00 am to 10:00 pm, and to consider extending the closing hours one additional hour every day of the week; an action requiring Planning Commission approval.
SEQR: Type II

Case 3
File Number: E-054-09-10
Case Type: Special Permit - Renewal
Applicant: Ali Almansoob, Glide Food Market
Address: 190-192 Glide Street
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Section of Code: 120-191B; 120-192
Purpose: To continue operating a grocery store “Glide Food Mart” with hours of operation from 8:00 am to 11:00 pm; an action requiring Planning Commission approval.
SEQR: Type II

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Case 4
File Number: E-055-09-10
Case Type: Special Permit - Renewal
Applicant: Jose Minlley, Owner
Address: 1008 Avenue D
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Section of Code: 120-191B; 120-192
Purpose: **To continue operating a clothing store “Legends Kids” with hours of operation from 7:00 am to 9:00 pm; an action requiring Planning Commission approval.**
SEQR: **Type II**

Case 5
File Number: E-056-09-10
Case Type: Special Permit
Applicant: Jose Minlley, Owner
Address: 2153 Clifford Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: Southeast
Section of Code: 120-191B
Purpose: **To establish a convenience store and deli in a vacant nonconforming structure; an action requiring Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 6
File Number: E-057-09-10
Case Type: Special Permit
Applicant: Mary Jane Cedar, Owner
Address: 607 Lexington Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Section of Code: 120-191B
Purpose: **To establish commercial uses limited to retail sales, beauty salon or office in a vacant nonconforming structure for marketing purposes; an action requiring Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case 7
File Number: E-058-09-10
Case Type: Special Permit
Applicant: Ashley Baker, Esq., Nixon Peabody for Verizon Wireless
Address: 4575 Lake Avenue
Zoning District: H-V Harbortown Village District
Quadrant: Northwest
Section of Code: 120-143A(3)(a)
Purpose: **To install twelve (12) antennas on the roof of a 15-story building for Verizon Wireless; an action requiring Planning Commission approval.**
SEQR: **Type II**

Case 8
File Number: M-07-09-10
Case Type: Zoning Map Amendment
Applicant: Tony Pilato, Owner
Address: 5, 7, 9 and 11 Sigel Street and 17-25 Bay Street
Zoning District: R-2 Medium Density Residential District
Quadrant: Northeast
Section of Code: 120-190C
Purpose: **To amend the Zoning Map by rezoning the properties at 5, 7, 9 and 11 Sigel Street from R-2 Medium Density Residential District and 17-25 Bay Street from C-1 Neighborhood Center District to C-2 Community Center District; an action requiring Planning Commission recommendation to City Council.**
SEQR: **Unlisted**
Lead Agency: **Manager of Zoning**

Case 9
File Number: OMA-09-09-10
Case Type: Official Map Amendment
Applicant: Rochester City School District
Address: Lavigne Alley
Quadrant: Northwest
Section of Code: Chapter 76
Purpose: **To amend the Official Map by abandoning a 487 sq. ft. portion of the dead end of Lavigne Alley approximately 90 feet north of the north line of Montrose Street to be incorporated into the play area at School #57; an action requiring Planning Commission recommendation to City Council.**

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Case 10
File Number: E-059-09-10
Case Type: Special Permit
Applicant: Fatehia Qasem
Address: 657 Hudson Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Section of Code: 120-191B
Purpose: **To establish a grocery store on the first floor of a vacant nonconforming structure with hours of operation 8:00 am to 11:00 pm; an action requiring Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 11
File Number: E-060-09-10
Case Type: Special Permit
Applicant: John Coraggioso, Donuts Delight-Salvatores
Address: 1700 Culver Road
Zoning District: C-1 Neighborhood Center District
Quadrant: Northeast
Section of Code: 120-173; 120-35I
Purpose: **To establish an Alternative Sign Program for the Donuts Delight-Salvatore's building and to legalize an accessory outdoor seating area; an action requiring Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **Manager of Zoning**

Case 12
File Number: E-061-09-10
Case Type: Special Permit
Applicant: John Coraggioso, Donuts Delight-Salvatores
Address: 1720 Culver Road
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Section of Code: 120-191B; 120-9A; 120-131
Purpose: **To re-establish office and accessory storage in a vacant nonconforming structure and establish an ancillary parking lot to serve Donuts Delight-Salvatore's at 1700 Culver Road; an action requiring Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **Manager of Zoning**

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Case	13
File Number:	E-007-07-08
Case Type:	Special Permit
Applicant:	Andrea Parros, The Owl House
Address:	75 Marshall Street
Zoning District:	R-2 Medium Density Residential District
Quadrant:	Southeast
Section of Code:	120-192B(5)
Purpose:	To modify a previously approved Special Permit which established the hours of operation for a proposed restaurant as 6:00 am to 11:00 pm for indoor seating and 10:00 am to 9:00 pm Sunday-Thursday and 10:00 am to 10:00 pm Friday and Saturday by extending the indoorseating hours to 12:00 am daily and the outdoor seating hours to 8:00 am to 10:00 pm daily; an action requiring Planning Commission approval.
SEQR:	Unlisted
Lead Agency:	City Planning Commission